

MENOMONIE PLAN COMMISSION

A regular meeting of the Menomonie Plan Commission was called to order at 7:00 p.m. on November 28, 2005 in the City Hall Council Chambers by Chairman Peltier. Other members present included Beety, Carlson, Kell, Kregness, and Madsen. Also present were Eide, Miller, Sander, Beilfuss, Schofield, Prange, and numerous members of the public. The secretary noted that Commissioner Pierson had resigned from the body and the Mayor would be making a recommendation to the City Council to fill the vacancy. A motion was made by Beety, seconded by Madsen to approve the minutes of the November 14, 2005 special meeting. Motion carried.

City staff provided background on the Waterhouse/Hardy annexation for approximately 140 acres of land in the Town of Red Cedar to the City. Mr. Jim Rooney, representing Prudential Benrud Realty indicated that the developers were looking to annex the property with a Single Family zoning district. Any design concept will have to proceed through the Planned Unit Development process and could include zoning changes to be considered sometime after annexation had occurred. The chairman requested public comments from the audience which included numerous residents speaking primarily in opposition to the development due to the project density, increased vehicular traffic and elimination of the rural setting. Mr. Rooney indicated that a number of area developments utilizing the concept were currently under construction and he would provide a list for the Commission and public use. A motion was made by Peltier, seconded by Beety to favorably recommend City Council approval of the Waterhouse/Hardy annexation including a zoning designation of Single Family Residential District for the entire parcel. Motion carried - 5 ayes, 1 nay.

A motion was made by Kell, seconded by Madsen to approve the Laurence/Donna Borner certified survey map for land located at 2501 4th Street East as presented, contingent on City Council approval of the necessary right-of-way dedication. Motion carried.

A motion was made by Beety, seconded by Madsen to approve the Bob/Monica Kaner certified survey map at 2802 Dairyland Road as presented. Motion carried.

Dennis Cieselski from Dunn County Human Services and Carol Keen of Cardinal Capital Management gave an overview of a possible redevelopment of the former Dunn County jail site for independent living apartments. Documents were distributed explaining the concept behind the facility which would not require any special licensing (i.e. no 24 hour care). Additional information may be provided at a future meeting regarding suitability of the site, building foot print, and rezoning of the property. Mr. Tom Mangin of 1620 Wilson Avenue spoke in opposition to a zoning change for anything larger than a twin home development at the former Dunn County jail site. No Commission action was taken.

After some discussion, a motion was made by Kell, seconded by Madsen to recommend against the David White rezoning request at 2220 Wilson Street from Local Commercial to Restricted Industrial District. Motion carried.

The planners presented updated land use maps using broad patterns for future development both in and outside the city boundaries. Specific areas were discussed with group consensus to be incorporated in an updated map that will be presented at the next meeting. No official action was taken on the item.

A motion was made by Kell, seconded by Madsen to recommend City Council approval of the Chapter 6 ordinance amendment regarding the naming/renaming of city streets. Motion carried.

A motion was made by Madsen, seconded by Peltier to approve the Southfields extraterritorial preliminary plat in the Town of Red Cedar. Motion carried.

A motion was made by Kell, seconded by Madsen to adjourn. Motion carried.

Respectfully Submitted,

Lowell R. Prange
Recording Secretary

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